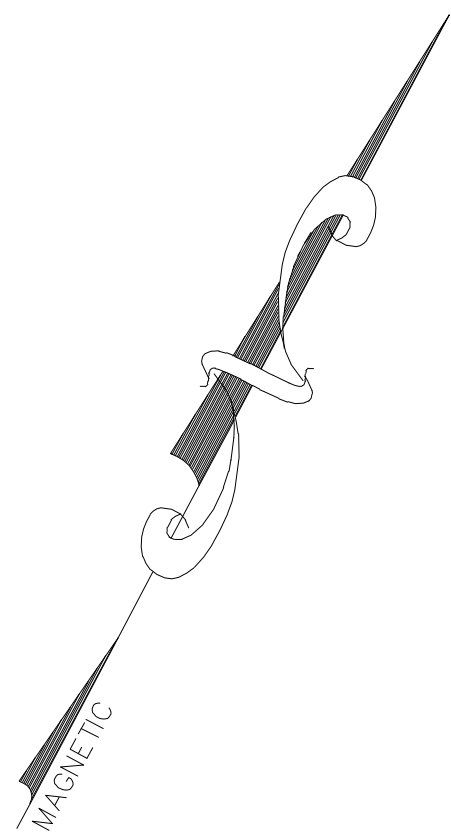




TOTAL AREA =
2.91 ACRES

INCLUDES COMMON AREA AND R.O.W.

TOTAL LOTS = 20
COMMON LOTS = 1

SYMBOL LEGEND			
○	IRON ROD (SIZE&TYPE)	□	CONC. MONUMENT
●	IRON ROD SET	⊗	WATER VALVE
⊙	SANITARY MANHOLE	⊕	POWER/TELE. POLE
⊕	GAS VALVE	⊕	DRAIN INLET
⊕	SERVICE POLE	⊕	TELEPHONE MANHOLE
⊕	CATCH BASIN	⊕	GUY WIRE
⊕	WATER METER	⊕	LIGHT POLE
⊕	SANITARY SEWER	⊕	GAS METER
⊕	SIGN (TYP.)		
LINE LEGEND			
— x — x — x —	CHAIN LINK FENCE		
— w —	GAS LINE		
— 8A —	WATER LINE		
— 8T —	SEWER LINE		
— 8E —	STORM SEWER LINE		
— 8E —	POWER/TELE. LINE		
— 8E —	POWER LINE		

PROPERTY DATA:

ADDRESS: E NORTON ROAD

PARCEL ID: 124M E 038

AREA: 126,920 SQ.FT.
2.91 AC.

ZONING: PR 1-5 DU/AC

TOTAL LOTS: 21

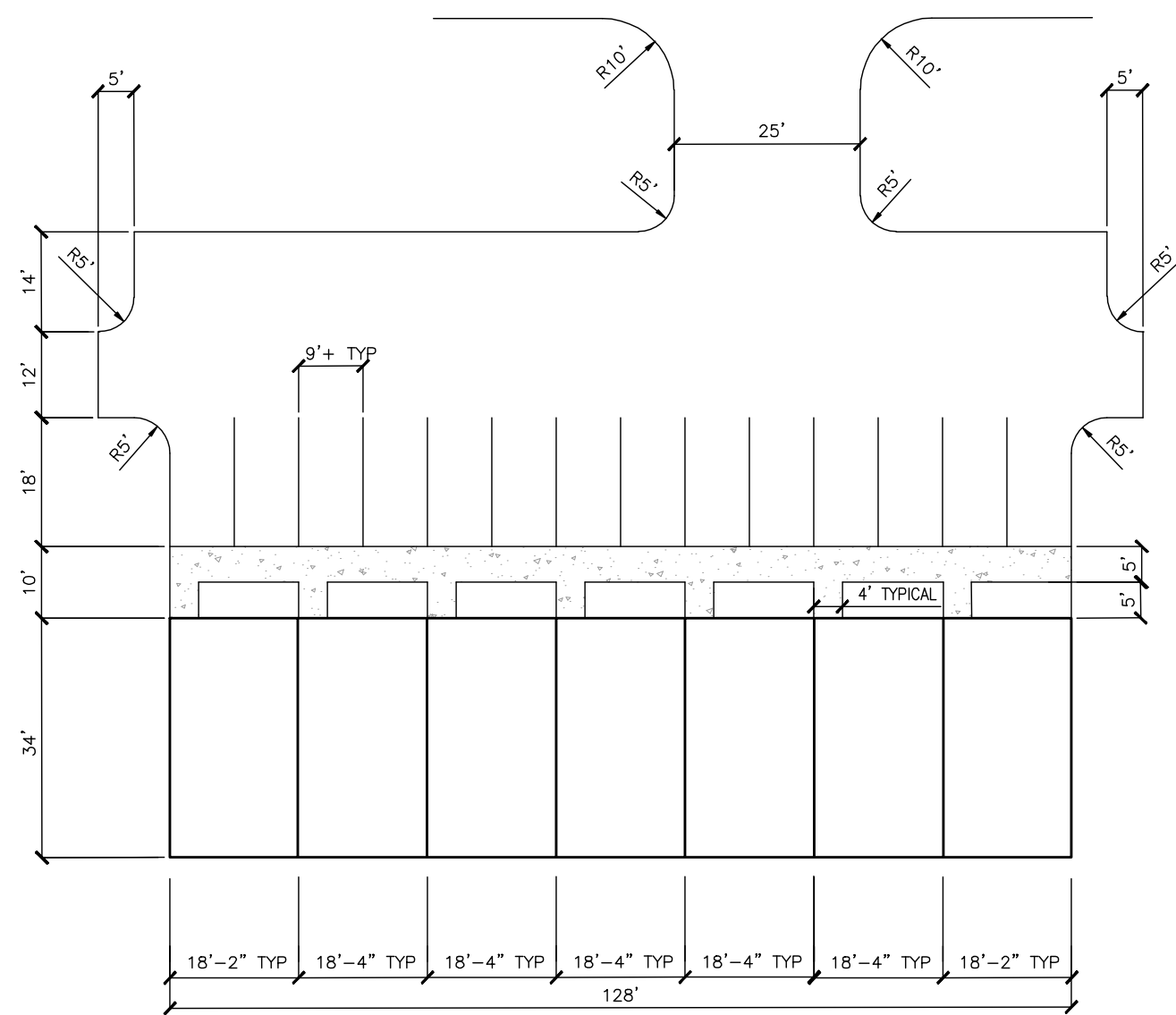
COMMON AREA (THIS LOT): 1.93 AC (66.3%)

SETBACKS:

FRONT: 20'
SIDE: 0' REAR: 15'
PERIPHERAL: 35'

UTILITIES:

SEWER & WATER: KNOX-CHAPMAN
UTILITY DISTRICT
GAS & ELECTRIC: K.U.B.
PHONE: AT&T
CABLE: COMCAST

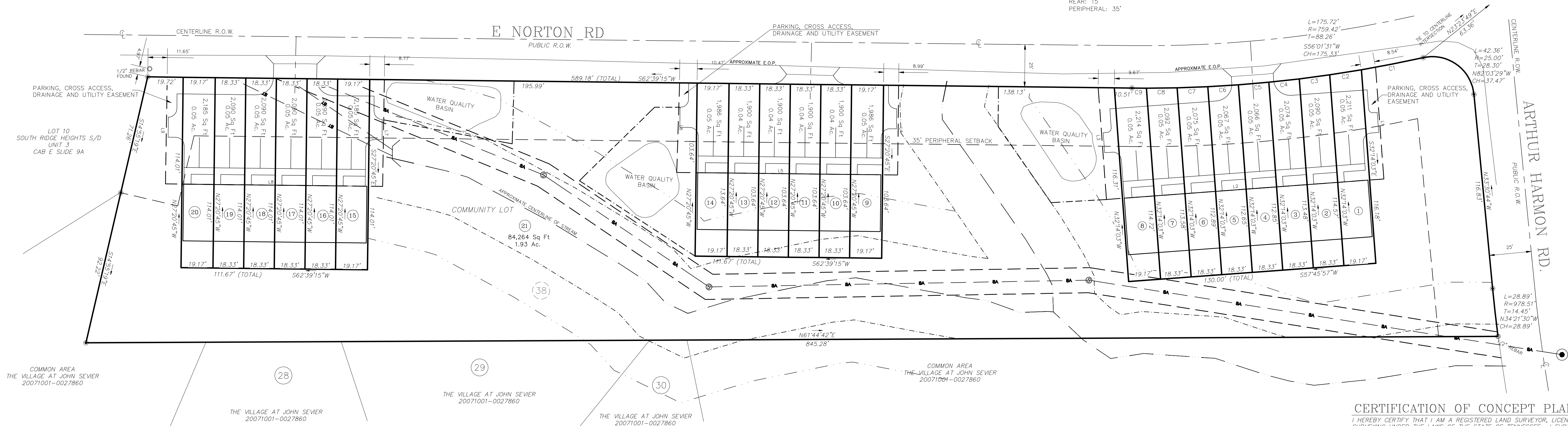
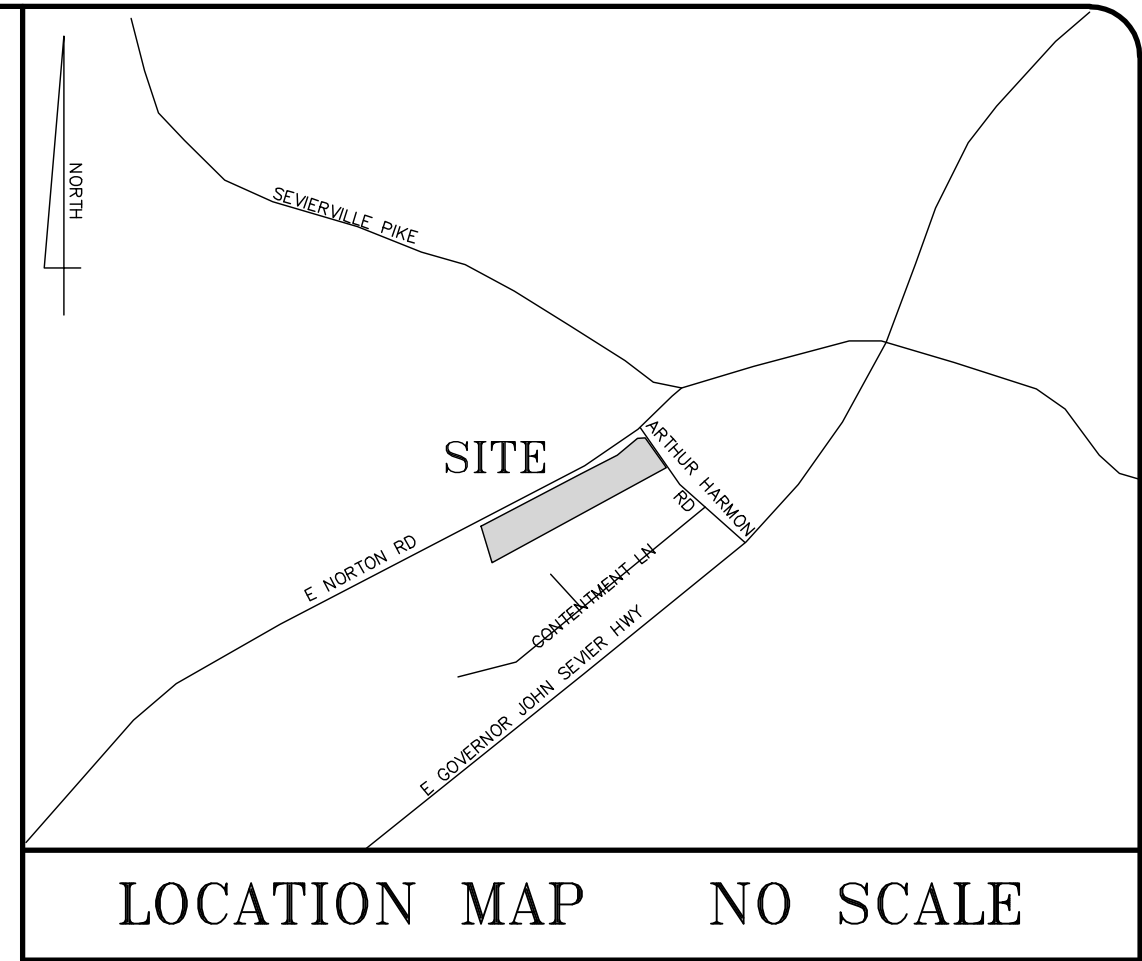


SEVEN UNIT PLAN
SCALE: 1"=20'

CURVE TABLE			
CURVE	BEARING	CHORD	LENGTH
C1	N50°49'03"E	37.67	759.42
C2	N52°57'51"E	19.23	759.42
C3	N54°22'57"E	18.37	759.42
C4	N55°46'03"E	18.34	759.42
C5	N57°09'04"E	18.33	759.42
C6	N58°32'04"E	18.33	759.42
C7	N59°55'05"E	18.35	759.42
C8	N61°18'12"E	18.37	759.42
C9	N62°19'30"E	8.72	759.42

NOTES:

- TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS. CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
- A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG ALL STREET RIGHT-OF-WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG INTERIOR LOT LINES.
- ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAT.
- CONSTRUCTION PLANS MUST BE APPROVED BY KNOX COUNTY ENGINEERING AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
- DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAT.
- PLEASE REFER TO 12-D-18-UR FOR USE ON REVIEW COMMENTS.
- NORTH ROTATION NAD 83(NSRS2007)
- CLT TAX MAP 124M GROUP E PARCEL 038.
- DEED REFERENCES - 20121221-0040931
PLAT REFERENCE - THE VILLAGE AT JOHN SEVIER
20071001-0027860
- THIS PROPERTY IS ZONED PR 1-5 DU/AC
MINIMUM SETBACKS:
FRONT: 20'
SIDE: 0'
REAR: 15'
PERIPHERAL: 35'



CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAT AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED LAND SURVEYOR: _____

TENNESSEE CERTIFICATE NO: 2447

DATE: _____

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

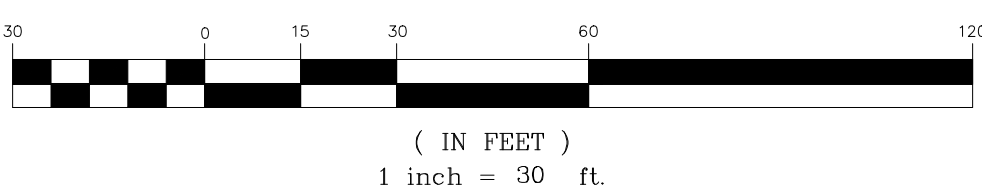
LYNCH SURVEYS, LLC

RYAN S. LYNCH
TENNESSEE CERTIFICATE NO. 2447

DATE

CONCEPT PLAN OF:

GRAPHIC SCALE

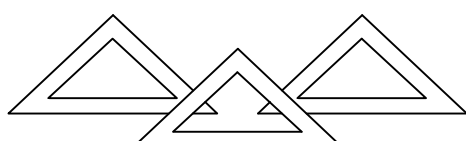


GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER; TOPCON HIPER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2). GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD88, GEOID09. PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

SURVEY FOR:



LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



REVISIONS	
DRAWN BY: M.STRANGE	1
CHECKED BY: R. LYNCH	2
APPROVED BY: R.S.L.	3
SCALE: 1"=30'	4
DATE: 02/12/2019	5
	6

RJR Properties, G.P.
P.O. Box 24235
Knoxville, Tennessee 37933
Phone: (865) 388-1479

The Villas of John Sevier
Norton Road
Knoxville, Tennessee
District 9, Knox County

PROJECT NO.
4087-2 CP
SHEET NO.
1 of 1